



Hill Farm



# Hill Farm

West Anstey, South Molton, Devon, EX36 3PE

West Anstey 0.5 miles Dulverton 5 miles South Molton 9 miles

A fine period farmhouse with potential annexe and land in an idyllic setting with an adaptable range of traditional buildings.

- Kitchen/Breakfast Room
- 4 Reception Rooms
- 5 Bedrooms
- Potential Self-Contained Annexe
- Traditional Stone Buildings
- Stabling
- Paddocks

Guide Price £975,000

## Situation

Hill Farm is in a highly appealing and tranquil setting in the southern foothills of Exmoor about half a mile from West Anstey which has a parish church and a good local community. The nearby town of Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities. The larger market town of South Molton is about nine miles to the west.

Communications are excellent with easy road access to the A361 North Devon Link Road (5 miles) which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.

## Description

Approached along its own long drive, Hill Farm is centred on a fine, south-facing Grade II Listed farmhouse with an attractive outlook over a traditional courtyard of stone outbuildings and beyond. The property has been greatly enhanced by the current owners whilst retaining many period features and now offers a very comfortable and beautifully presented five bedroom farmhouse with the option of incorporating an annexe, perfect for a dependent relative or generating a handy income. In addition there is an excellent range of outbuildings that offer tremendous scope for alternative uses including a barn that could be used as a studio or similar and a further thatched barn.



### The Farmhouse

On the ground floor there is a KITCHEN/BREAKFAST ROOM with stone flooring, modern style shaker units, Stanley cooker and beamed ceiling. Off this room there is a rear BOOT ROOM and CLOAKROOM with WC and a UTILITY ROOM with door to the outside and fitted with shaker style units. Leading down from the utility is a LIVING ROOM with door to the outside and stairs to a BEDROOM, DRESSING ROOM and SHOWER ROOM above. Off the kitchen is the SITTING ROOM with an inglenook fireplace with bread oven, stone floor and ceiling beams. The DINING ROOM also has an inglenook fireplace, stone floor, beamed ceiling and leads on into the double aspect SNUG with stone flooring, beams and a plank and muntin screen. On FIRST FLOOR there are FURTHER FOUR BEDROOMS and TWO BATH/SHOWER ROOMS.

### Annexe

Although currently used as a five bedroom house, the western end can easily be utilised as a self-contained ANNEXE The utility room can become a KITCHEN/BREAKFAST ROOM with steps down to a cosy LIVING ROOM with stairs to a double BEDROOM, DRESSING ROOM and SHOWER ROOM above.

### Outside

Set below the house is a courtyard with an attractive and versatile range of traditional stone buildings incorporating an open fronted, 4 bay LINHAY (37'7" x 18'), BARN (34' x 12') considered ideal to convert to a studio or similar and three former PIGGERIES.

Attached to the farmhouse is an attractive stone and thatched roof BARN (25' x 17'6"), could be considered perfect as a 'party' barn and which also has potential to be incorporated into the main house accommodation, subject to the necessary consents.

There is also a timber-framed STABLE BLOCK with 3 stables.

The established landscaped gardens and grounds have seating areas, lawns and ponds as well as an orchard to the rear of the house.

### The Land

The pasture land which surrounds the farmstead is sloping and extends to 8.81 acres.

### Services

Mains electricity, private water supply and drainage. Oil fired central heating via radiators. High speed broadband available.

### Viewing

Strictly by confirmed prior appointment with the sole selling agents, Stags.

### Directions

From Junction 27 of the M5 proceed on the A361 North Devon Link Road signposted to Tiverton and Barnstaple. After 6 miles at the roundabout take the second exit continuing on the A361. Stay on this road for about 6.5 miles and take the right hand turning signposted to Knowstone. Continue along this road passing through the village of Roachill and at the T junction turn left onto the B3227. After approximately ½ mile take the right hand turning by the Jubilee Inn, signposted to Yeo Mill. At the next T junction turn left, then take the next right to Yeo Mill. Continue through the village of Yeo Mill and carry on up the hill. At the T junction turn right to West Anstey and the drive to Hill Farm will be found shortly after on the right.

### Council Tax

Farmhouse: Band E (2020/2021)



These particulars are a guide only and should not be relied upon for any purpose.

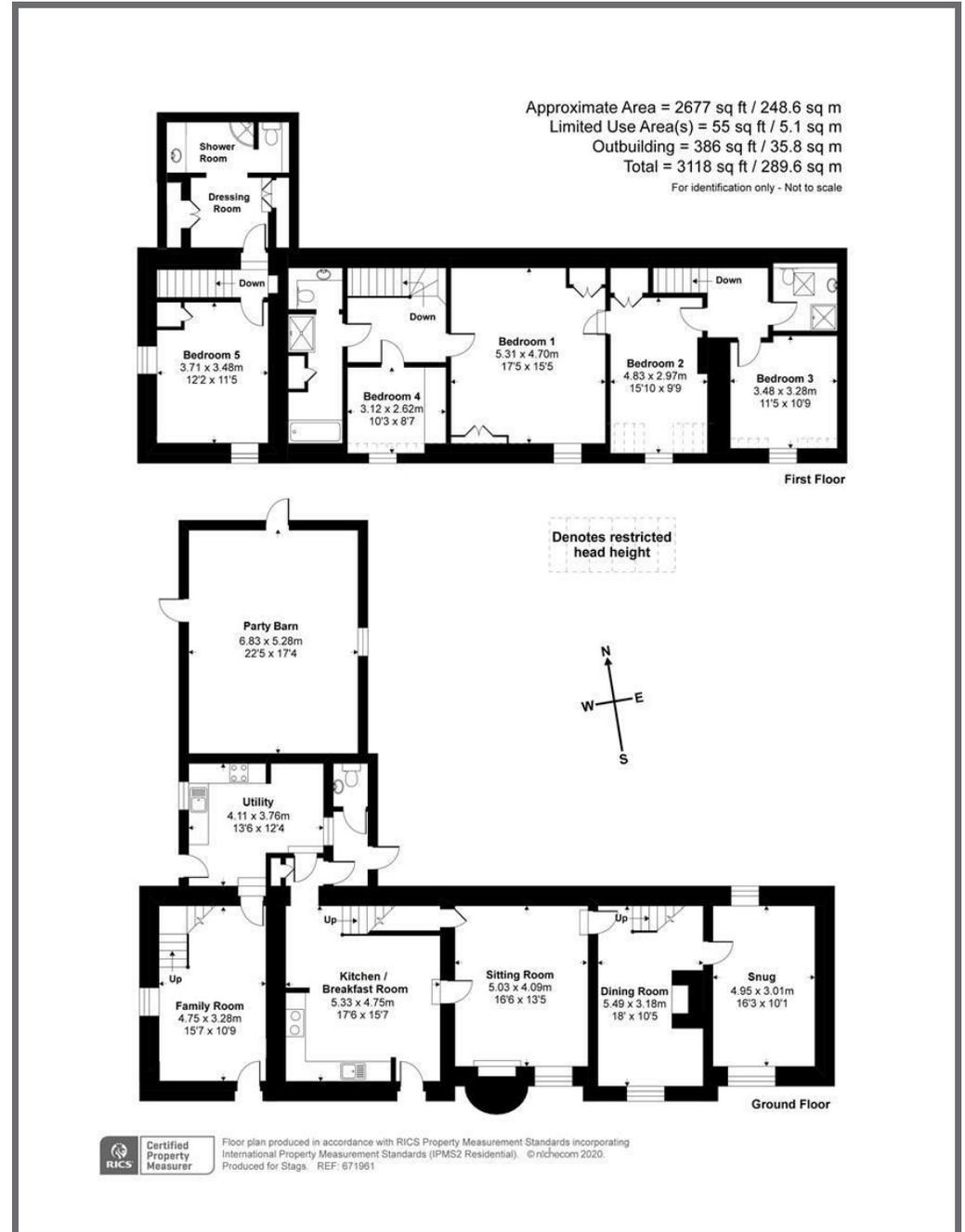


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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